



TORONTO

3 Sussex Drive

**HK** HARVEY KALLES  
REAL ESTATE LTD., BROKERAGE



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REAL ESTATE GROUP



# Welcome Home



An exceptional waterfront home offering absolute privacy, this custom-built 6,500 square foot masterpiece is situated on 140 feet of direct waterfront property with private beach access and offers breathtaking 240-degree views of the Toronto skyline & western Lake Ontario. Waterfront property with direct access is rarely available and this is truly a once in a lifetime opportunity for the discerning buyer! This

exquisite 4 bedroom, 6 bathroom home is located on a quiet cul-de-sac in South Etobicoke, just a short commute to downtown Toronto. The property features spectacular exterior landscaping and the interiors are nothing short of astounding, each room filled with character and elegant finishes. The main floor is flooded with natural sunlight from the south exposure and features a beautiful wood-paneled

library with a private front entrance and walk-out to the back deck. The kitchen features an abundance of cabinetry adorned with custom Italian-imported brass hardware, a center island with seating, and a separate walkout to the rear balcony overlooking Lake Ontario and the Toronto skyline. The bedrooms on the upper level include their own private ensuite with polished marble floors and chrome finishes,

and the master bedroom is complete with his and her walk-in closets and a stunning six-piece ensuite including a marble and glass shower/steam room and a sauna. On the lower level, you'll find a 2000 bottle capacity wine cellar with naturally regulated temperatures, an additional kitchen, and two spacious recreational rooms, both with separate slate patio walkouts. Extensive grading on the property gives the

home an exceptional appearance from the backyard, which is complete with multiple stone patios and wooden decks, a large waterfront gazebo, and a wooden pergola, all surrounded by mature pine trees and lush perennial gardens. Host your guests to a lakeside dinner and a dip in the inground swimming pool and have your breath taken away by the panoramic lake and city skyline views.





# Main Level

- Soaring 10 foot ceilings

## FOYER

- Pot lights and candelabra chandelier
- Ornamental plaster crown molding and matching ceiling medallion
- Brass finished wall sconce lighting
- Custom wood double door entry with brass finished hardware and floral etched sidelights
- 10-inch door trim and arched entryways to living room and guest coat room
- Wainscotting
- Hardwood staircase, pickets and rail with custom Persian runner
- Polished marble floor

**Walk-in guest coat closet with built-in shelving**

## LIVING ROOM

- Tray ceiling with plaster cornice molding and ornamental plaster crown molding
- Arched Georgian style windows
- Brass finish wall sconce lighting
- Gas fireplace with stone hearth, marble surround and floor with molded plaster mantle
- French door walk-out to balcony
- 8-inch baseboards
- Hardwood floor

### Sitting area

- Pot lights
- Ornamental plaster crown molding
- Arched wall to wall windows overlooking expansive stone patio and unobstructed views of Lake Ontario
- 8-inch baseboard
- Hardwood floor

## DINING ROOM

### French door entry from main foyer

- Pot lights and designer chandelier
- Tray ceiling with plaster cornice molding and ornamental plaster crown molding
- Multiple arched French doors with California shutter and walk-out to wrap around balcony overlooking rear gardens and Lake Ontario
- Gas fireplace with stone hearth, marble surround and floor with molded plaster mantle
- 8-inch baseboards

## LAUNDRY

- Shelving, organizers and hangers
- Laundry sink with undercounter cabinetry and storage
- Bosch washer and dryer
- 8-inch baseboards
- Ceramic tile floor

## LIBRARY

- Pot lights
- Crown molding
- Wood panelling
- Built-in wood cabinetry and shelving
- Arched windows with California shutters
- Sliding door walk-out to wood deck overlooking pool
- Wood panelled private entry door.
- Gas fireplace with stone hearth, marble surround and floor with wood mantle

## TWO-PIECE POWDER ROOM

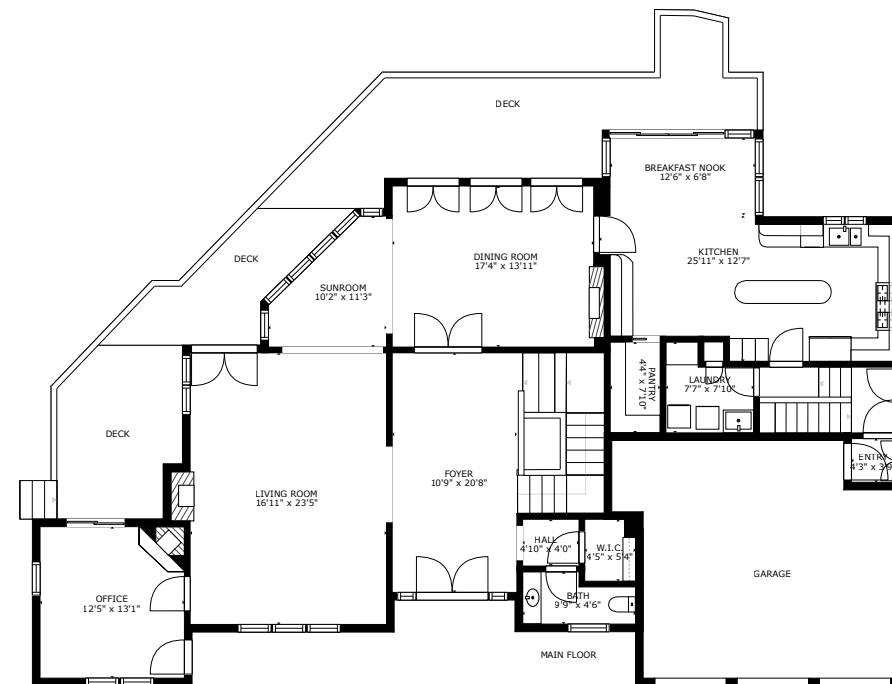
- Ornamental plaster crown molding
- Designer wallpaper
- Arched window with trim and custom window covering
- Bevelled glass mirror with sconce lighting
- Marble counter with undermount sink and cabinetry
- 8-inch baseboard
- Polished marble floor

## KITCHEN

- Pot lights
- Designer brushed nickel pendant lights
- Crown molding
- Arched windows with casement and custom blinds
- Expansive custom raised panel cabinetry under cabinet lighting and drawers with pot and spice drawers, Lazy Suzy and organizers, glass displays and brass finished hardware and label plates, custom made and imported from Cremona, Italy
- Double stainless-steel sink with widespread faucet and pulldown sprayer, vegetable faucet and garbage disposal
- Patterned ceramic backsplash
- Centre island with under counter storage and seating

- Professional stainless-steel Dacor six burner gas stove and oven
- Stainless-steel Dacor hood range
- Stainless-steel Whirlpool Dishwasher
- Sub Zero cabinetry faced French door refrigerator
- Built-in Panasonic microwave oven
- Pocket door entry to large pantry with shelving
- Raised panel cabinetry, drawers, glass displays with built-in desk, shelving and wine rack
- Sunroom breakfast area with glass ceiling and custom designer chandelier
- Wall to wall glass walkout door to balcony and deck
- 8-inch baseboards
- Hardwood floor

**Kitchen access to main floor laundry and midlevel access to side entrance with glass block window, triple car garage with garage door openers, coat closet and stairs to lower level**







# Upper Level

- 9 Foot ceilings
- Brass art lighting
- Ornamental plaster crown molding
- Large arched floral etched window
- Brass finished candelabra chandelier
- Wainscoting
- Elegant wood staircase with wood spindles, banister and Persian rug stair runner open to main and lower levels

## MASTER BEDROOM

- Pot lights
- Designer crystal chandelier
- Ornamental plaster crown molding
- Wall to wall wrap around windows with double French door walk-out to balcony and panoramic horizon views.
- Double French door walk-out to Sunroom

- Custom blackout drapery and California shutters
- Gas fireplace with stone hearth, marble surround and floor with molded plaster mantle
- 8-inch Baseboards
- Hardwood floor
- His and hers dressing rooms with shelving, drawers and organizers, pot lights and Hardwood floor

## Six Piece Ensuite Bathroom

- Pot lights
- Large skylight
- Ornamental plaster crown molding
- Arched windows with custom blinds
- Expansive vanity with bevelled mirrors with built-in vanity lighting
- Marble counter with his and hers sinks and brass finished faucets
- Custom raised panel cabinetry and drawers



## Sauna

- Cedar walls
- Cedar benches
- Oven and lava stones
- Tile flooring with drain

## HALLWAY

- Pot lights
- Ornamental plaster crown molding
- Arched windows with trim
- Large linen closet with shelving and storage space
- 8-inch baseboards
- Hardwood floor

## SECOND BEDROOM

- Ornamental plaster crown molding
- Triple arched windows with casements and custom drapery and blinds
- Double door closet
- 8-inch baseboard
- Hardwood floor



- Jacuzzi with marble skirt and deck and mirrored backsplash
- 8 x 6 foot frameless tempered glass enclosed, walk-inshower/steamer with marble tile and glass block surround and marble floor
- Separate room with bidet and toilet with brass finished fixtures, arched window and glass block window Polished marble floor



#### Four Piece Ensuite Bathroom

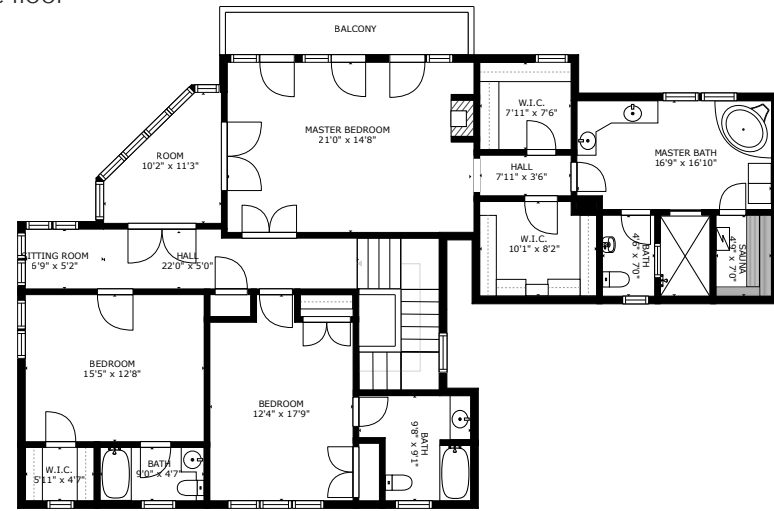
- Ornamental plaster crown molding
- Bevelled glass mirror with sconce lighting
- Vanity with undercounter storage
- Chrome finished faucets and hardware
- Mirror and glass enclosed bathtub with tile backsplash
- Arched window with casement and custom blinds
- 8-inch baseboard
- Polished marble floor

#### Four Piece Ensuite Bathroom

- Ornamental plaster crown molding
- Bevelled glass mirror with sconce lighting
- Vanity with undercounter storage
- Chrome finished faucets and hardware
- Mirror and glass enclosed bathtub with tile backsplash
- Arched window with casement and custom blinds
- 8-inch baseboard
- Polished marble floor

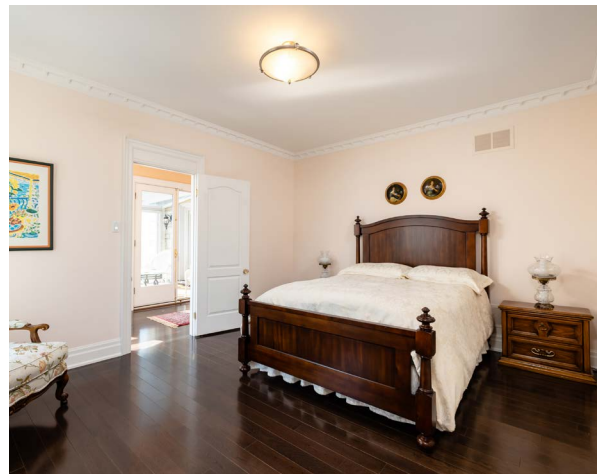
#### SUNROOM

- French door entry
- Wall to wall windows and ceiling overlooking pool with panoramic
- horizon views
- Harwood floor



#### THIRD BEDROOM

- Ornamental plaster crown molding
- Double arched windows with casements and custom drapery and blinds
- Double door closet
- 8-inch baseboard
- Hardwood floor



# Lower Level

- 9 Foot ceilings
- Brass art lighting
- Wainscotting
- Elegant wood staircase with wood spindles, banister and plush carpet stair runner open to main and upper levels

#### FOYER

- Pot lights
- Ornamental plaster crown molding
- Sconce lighting
- Wainscotting
- Plush broadloom

Access to large Cantina/storage room with built-in shelving

#### RECREATION ROOM

- Pot lights
- Tray ceiling with ornamental plaster crown molding
- Large windows with casements
- Gas fireplace with stone hearth, marble surround and floor with molded plaster mantle
- Built-in bar with seating and access to 2,000 bottle capacity wine cellar with natural summer temperatures not exceeding 68° F, and winter temperatures no colder than 50° F
- French doors with custom blinds, terra cotta style tile floor entrance
- Walkout to slate patio and walk-up to expansive slate patio and pool deck
- 8-inch baseboards
- Plush broadloom

#### POOL ROOM

- Pocket door access
- Ornamental plaster crown molding
- Pendant track lighting and wall sconce lighting
- Windows with casements and California shutters
- French doors with California shutters
- 100 year old solid wood pool table with 6 inch thick slate, premium felt play field and cushions and wood rails
- Built-in wood bar with seating
- Walkout to slate patio and walk up to expansive slate patio and pool deck
- 8-inch baseboards and baseboard heaters

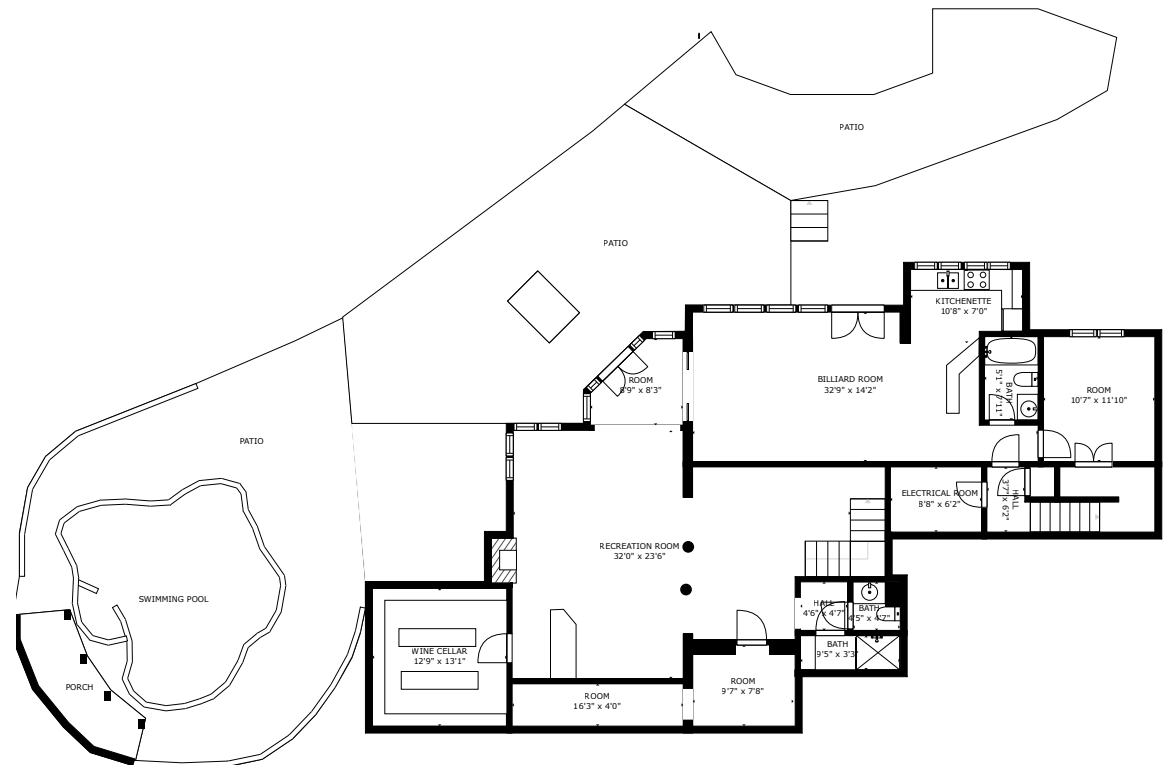
#### KITCHEN

- Pot lights
- Ornamental plaster crown molding
- Windows with casements and California shutters
- Raised Panelled cabinets and drawers
- Tile backsplash
- Double stainless-steel sink with wide spread faucet and pull down sprayer
- Frigidaire refrigerator
- Frigidaire apartment sized stove
- Parquet hardwood floor

#### FOURTH BEDROOM

- Ornamental plaster crown molding
- Window with casement and California shutters
- Walk-in closet with plenty of storage
- 8-inch baseboard
- Tile floor





#### FOUR PIECE BATHROOM

- Ornamental plaster crown molding
- Bevelled glass mirror with sconce lighting
- Vanity with undercounter storage
- Brass finished faucets and hardware
- Mirror and glass enclosed bathtub with tile backsplash
- 8-inch baseboard
- Polished marble floor

#### THREE PIECE BATHROOM

- Ornamental plaster crown molding
- Bevelled glass mirror with sconce lighting
- Vanity with undercounter storage
- Brass finished faucets and hardware
- Glass enclosed shower with tile backsplash
- 8-inch baseboard
- Polished marble floor

#### ELECTRICAL AND UTILITY ROOM

- Carrier & Trane furnaces
- Two multi ton air conditioning units with air handlers installed on garage roof
- Honeywell air filter
- Giant large capacity water heater
- Rheem Guardian System large capacity water heater
- Two electrical panels
- Commander Safety switch
- Beam central vacuum system
- Sump pump
- Guard Security Systems panels for perimeter security cameras, sensors and alarm system
- Hayward pool pump
- Hayward Vari-Flo XL pool filter
- Raypak pool water heater

**Hardwood staircase to side entrance and garage**

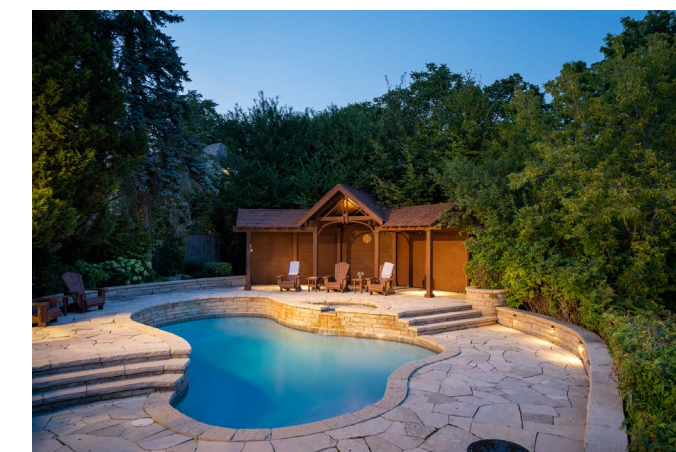


#### EXTERIOR AND LANDSCAPING

- Stone exterior, two storey custom built home with three car garage and covered double door front entryway
- Stone covered six car driveway, front stairway, entryway landing and walkway to side entrance and backyard
- Carriage lamp front lighting fixtures
- Front gardens with manicured hedges and Hydrangeas
- Inground irrigation system
- Perimeter surveillance cameras
- Intercom doorbell system
- Iron gate backyard access
- Iron gate access to lakefront beach
- Privacy and iron fencing
- Rear gardens with mature pine trees, rockery items, perennials and ornamental grass
- Perimeter stone wall with planters overlooking lake
- Multiple stone walk outs to expansive slate stone patio and pool deck overlooking Lake Ontario
- Heated pool and wading pool installed and maintained by Bonavista Pools
- Large waterfront gazebo and wood deck
- Large wood pergola with matching Muskoka chairs
- Numerous exterior electrical receptacles

#### SPECIAL FEATURES

- Rear awnings covering all main and upper level walk-outs
- Guard Security Systems perimeter security cameras, window, door, motion sensors and glass break sensors and alarm system with security feed directly to live monitors located in second bedroom closet
- Intercom system
- Ornamental plaster crown molding throughout
- Decora style switches throughout with some Lutron dimmers
- Custom drapery and window blinds throughout
- Custom brass finished locking systems and hardware on all level walk-out doors
- Diamond cut glass doorknobs on all interior doors
- Abundance of custom built-in cabinetry and shelving
- 8-inch baseboards throughout
- Custom brass vent covers
- Hardwood throughout main and upper levels







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Ready to  
Reach Out?



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